

090.0

0004

0014.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
666,400 / 666,400  
666,400 / 666,400  
666,400 / 666,400
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		MARTIN ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KRAMER JENNY F	
Owner 2: GARRY JULIE	
Owner 3:	

Street 1: 8 MARTIN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: PEW GORDON -

Owner 2: PEW-JONES KERRY -

Street 1: 8 MARTIN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .085 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Vinyl Exterior and 1588 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3704		Sq. Ft.	Site		0	70.	1.43	5									371,784						371,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3704.000	294,600		371,800	666,400		57912
							GIS Ref
							GIS Ref
							Insp Date
							11/19/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,600	0	3,704.	371,800	666,400		Year end	12/23/2021
2021	101	FV	284,800	0	3,704.	371,800	656,600		Year End Roll	12/10/2020
2020	101	FV	284,900	0	3,704.	371,800	656,700		Year End Roll	12/18/2019
2019	101	FV	227,000	0	3,704.	377,100	604,100	604,100	Year End Roll	1/3/2019
2018	101	FV	227,000	0	3,704.	281,500	508,500	508,500	Year End Roll	12/20/2017
2017	101	FV	227,000	0	3,704.	254,900	481,900	481,900	Year End Roll	1/3/2017
2016	101	FV	227,000	0	3,704.	244,300	471,300	471,300	Year End	1/4/2016
2015	101	FV	213,300	0	3,704.	207,100	420,400	420,400	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEW GORDON	48826-134		1/12/2007		415,000	No	No		
PELLIGRINO JOHN	32445-73		2/26/2001	Family	332,000	No	No		
PELLEGRINO JOHN	31120-382		2/8/2000	Convenience		1	No	4	
	8710-455		1/1/1901			No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/11/2012	351	Wood Dec	11,500					construct new 12x1	11/19/2018	MEAS&NOTICE	CC	Chris C											
2/8/2005	79	Redo Kit	15,000			G6	GR FY06		5/9/2012	Info Fm Prmt	MM	Mary M											
									1/16/2009	Meas/Inspect	345	PATRIOT											
									12/3/2008	MLS	MM	Mary M											
									5/29/2007	MLS	HC	Helen Chinal											
									9/14/2005	Permit Visit	BR	B Rossignol											
									4/18/2001	MLS	MM	Mary M											
									3/14/2000	Inspected	264	PATRIOT											
									1/28/2000	Mailer Sent													

Sign: VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 5 - Cape	1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:						
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Grade: C - Average	Year Blt: 1930	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Level:	FY LR DR D K FR RR BR FB HB L O										
Jurisdct: G13	Fact: .	Const Mod:	Lump Sum Adj:	Floor:	% Own:	Other		Upper									
				Name:		Lower		Lvl 2									
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	8	3	
				Economic:	%	Special:	%	Additions:				M					
				Override:	%			Kitchen:	2005								
				Total:	18.6 %			Baths:									
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>													
Bsmnt Flr: 14 - Asphalt Tile	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Basic \$ / SQ: 110.00	Size Adj.: 1.31120896	Const Adj.: 0.98145747	Adj \$ / SQ: 141.559	Rate	Parcel ID	Typ	Date	Sale Price					
				Other Features: 87500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:										
				LUC Factor: 1.00	Adj Total: 361932	Depreciation: 67319	Depreciated Total: 294612	WtAv\$/SQ:		AvRate:	Ind.Val		Juris. Factor: 1.00	Before Depr: 141.56			
												Special Features: 0	Val/Su Net: 97.87				
												Final Total: 294600	Val/Su SzAd 185.52				
<b>MOBILE HOME</b>				Make:	Model:	Serial #	Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 090.0-0004-0014.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					

The sketch shows a rectangular property boundary divided into several sections labeled with numbers: 16, 12, 7, 10, 11, 15, 5, 11, 24, 12, 14, EFP, and 7. The property is further subdivided into areas labeled WDK, FFL, BMT, HST, FFL, and BMT.

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,132	141.560	160,244						
BMT	Basement	967	42.470	41,066						
HST	Half Story	456	141.560	64,551						
WDK	Deck	192	11.000	2,112						
STG	Storage	165	7.080	1,168						
EFP	Enclos Porch	98	53.990	5,291						
Net Sketched Area: 3,010				Total: 274,432						
Size Ad	1588	Gross Area	3466	FinArea	1588					

**IMAGE**

**AssessPro Patriot Properties, Inc**